

SENATE COMMITTEE ON RULES

Oregon State Capitol
900 Court Street NE, Room 453
Salem, Oregon, 97301

Email: rules.exhibits@oregonlegislature.gov

Re: Opposition to SB 10, as Amended

I am particularly concerned about the amendments to SB 10 that exclude protections for historic resources. I suspect that historic structures are clustered around transportation corridors, so these amendments appear to be the death knell for our link to the past. This seems to be indiscriminate overreaching. I hope you will remove this provision from the bill:

SECTION 2 (4) "This section does not prohibit a city from adopting or enforcing land use regulations based on statewide land use planning goals relating to: "(a) Natural hazards; or "(b) Natural resources, including air, water, land, natural areas or open spaces, **but not including historic resources.**

I am also worried about Section 3(4) that exempts compliance with administrative rules related to transportation capacity without offering any justification for this. This appears to be an end-run around rules that were put in place for a reason.

SECTION 3 (4) "Initial adoption of land use regulations and amendments to a comprehensive plan made by a city under this section **do not require compliance with administrative rules relating to a statewide land use planning goal** that requires the city to determine whether adequate transportation capacity exists to support newly planned development.

Please remove the above sections from SB 10.

In addition, I agree with the following:

SB 10 undermines Oregon's visionary land use planning. It removes the right of citizens and local governments to determine what zoning and development is appropriate in each local area. Local voters and their elected representatives should decide where more density is desirable, based on a thoughtful planning process that takes affordability, traffic, transit, infrastructure, environmental conditions, and social justice into account.

The SB 10 mandates of increased density are so far reaching that SB 10 will eliminate most of the single family zoning in cities with transit.

Objections to SB 10 include:

- Bypasses Oregon's Land Use Goals
- Overrides comprehensive plans
- Disregards land use planning
- No infrastructure requirements
- No transportation planning
- Increases demolitions of affordable housing
- Creates unaffordable housing
- Displaces most vulnerable residents
- Eliminates Single-Family Zoning
- No protection for residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- Promotes rentals over home ownership

Oregon does not need SB 10. Comp Plans are required to have a 20-year housing supply of all housing types with adequate facilities, infrastructure and transportation plans to support the housing supply. Single-family housing should not be zoned out by State mandate.

Please add this to the Record.

Thank you,
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